

Limbert, Kate (Avison Young - UK)

From: Tom Maguire <Tom.Maguire@wates.co.uk>
Sent: 27 September 2022 11:30
To: Burke-Hargreaves, Anne (Avison Young - UK)
Cc: Limbert, Kate (Avison Young - UK); David Wood
Subject: FW: Jersey St Closure

CAUTION: External Sender

Hi Anne

With reference to Planning Condition No 10, we have consulted with Faithful & Gould who are the Project Manager of the back of Ancoats masterplan. F&G have confirmed the extent of the closure below and the need to maintain access to Mozart Close and the car park on the corner of Jersey Street opposite.

Providing there are no changes to this plan, the Jersey Street closure will not prevent access to our construction Gate 2 on Jersey Street, as we are still able to access/egress Gate 2 from the Rodney Street end of Jersey Street.

I trust that this is sufficient to answer the Planners query, but please let me know if you require further information.

Thanks

Tom

From: Bishop, Chris <Chris.Bishop@fgould.com>
Sent: 27 September 2022 11:10
To: Tom Maguire <Tom.Maguire@wates.co.uk>
Subject: RE: Jersey St Closure

Hi Tom

Our current proposal for the works to demolish the bridge is to close the road as shown below (red dotted line on the bend).

We need to maintain access to the houses on Mozart Close and the car park opposite.

Let me know if you need anything further

Thanks

Chris Bishop *BEng (Hons)*
Associate Director
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From: Tom Maguire <Tom.Maguire@wates.co.uk>

Sent: 26 September 2022 15:19

To: Bishop, Chris <Chris.Bishop@fgould.com>

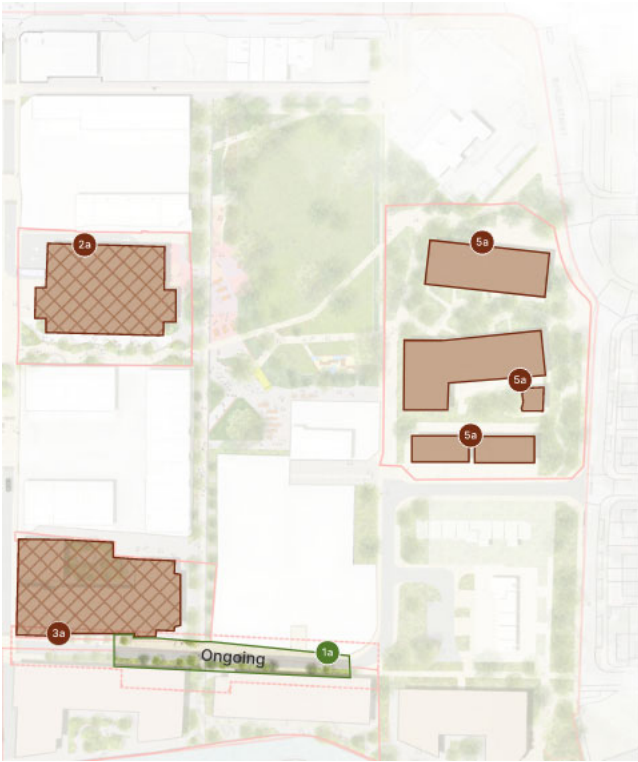
Subject: Jersey St Closure

Hi Chris

We have been asked by the Planners to confirm our plans for accessing the Wadeford Close, should Jersey St be closed as part of the Planning Permission for Rodney St. Please see condition 10 of the attached pasted below.

10	Construction Traffic Access if Jersey Street is Closed Prior to the commencement of the development (other than enabling works including site clearance and service diversions), details of the construction traffic access arrangements via Wadeford Close in the event Jersey Street is closed shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented for the duration of the construction works.	WORKS	Details of construction traffic access via Wadeford Close if Jersey Street is closed	Wadeford Close Construction
		Yes Pre-commencement (other than enabling works including site clearance and		

We are aware of the plans to close the section of Jersey St for the bridge removal works as per the Back of Ancoats Phasing Plan. Could you please advise if there are any plans to close Jersey St beyond the extent of the area noted 1a in the image below taken from the phasing plan, so that we can answer the Planners query.



Regards

Tom



Tom Maguire | Project Manager | Construction North West

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